

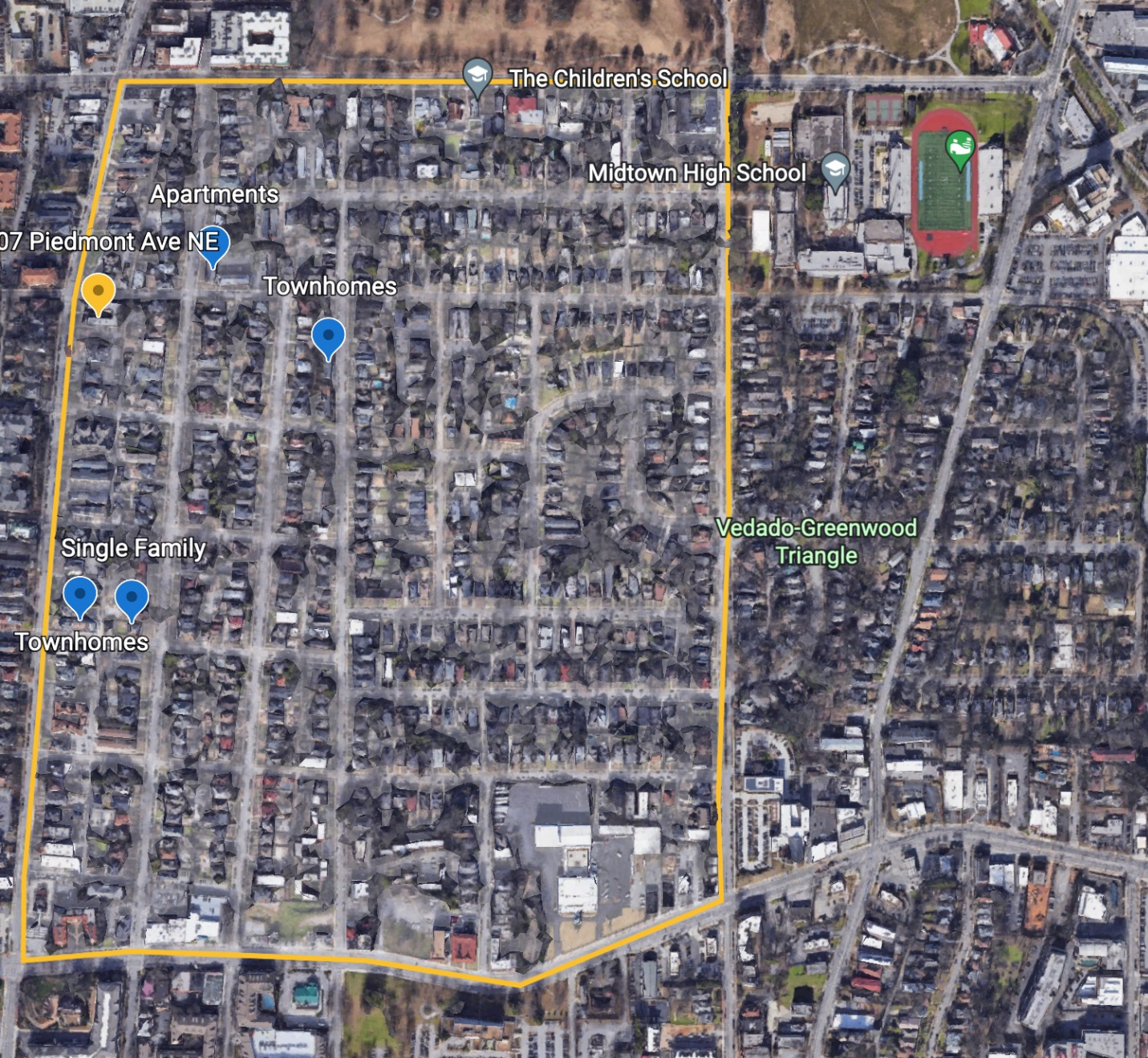
National Facebook Group

- Administrated by R. John Anderson (of East Point)
- Small Scale Developers, Architects and Planners
- Development of small scale missing middle properties
- Resource for Q&A for small scale problem solving
- Who's Who of small scale, small lot development nationally

Subdivision/Complex	Address	Tax Year	Taxes	Prop Tax/Acre	Square Footage	Est. People	Total Bedrooms	Total Full Baths	Total Half Baths	Year Bui	Close Price		30 Yr Mtg Pricpal & Interest	Principal, Interest, Taxes, HOA (Monthly)	Terms	Ownership Cost per Month per Sqft	Association Fee
Midtown	916 Myrtle Street NE, Unit#5	2020	3,241	\$ 162,050	900	1	1	1	0	1919	192,000	200,000	-\$1,324	-\$1,594	Cash	-\$1.77	\$0
The Tyree Condominiums	679 Durant Place NE, Unit#L	2019	2,694	\$ 89,800	1,130	2	1	1	0	1911	227,500	250,000	-\$1,569	-\$2,043	Conventional	-\$1.81	\$250
Melrose Park	330 3rd Street NE, Unit#6	2021	311	\$ 31,100	529	1	1	1	0	1965	119,500	100,000	-\$824	-\$1,015	Conventional	-\$1.92	\$165
Melrose Park	324 3rd Street NE, Unit#6	2020	440	\$ 44,000	435	1	1	1	0	1965	117,000	100,000	-\$807	-\$843	Other	-\$1.94	\$0
The Tyree	679 Durant Place NE, Unit#C	2019	3,506	\$ 116,867	1,100	2	1	1	0	1911	236,000	250,000	-\$1,627	-\$2,170	Conventional	-\$1.97	\$250
Melrose Park	330 3rd Street NE, Unit#3	2020	2,124	\$ 212,400	529	1	1	1	0	1965	122,000	100,000	-\$841	-\$1,194	Conventional	-\$2.26	\$176
Glendale Heights	880 Glendale Terrace NE, Unit#9	2020	1,209	\$ 60,450	750	1	1	1	0	1965	200,000	200,000	-\$1,379	-\$1,730	Conventional	-\$2.31	\$250
Glendale Heights	880 Glendale Terrace NE, Unit#10	2020	941	\$ 47,050	750	1	1	1	0	1965	210,000	200,000	-\$1,448	-\$1,777	Conventional	-\$2.37	\$250
Glendale Heights	870 Glendale Terrace NE, Unit#12	2020	1,041	\$ 52,050	750	1	1	1	0	1965	210,000	200,000	-\$1,448	-\$1,785	Conventional	-\$2.38	\$250
Glendale Heights	870 Glendale Terrace NE, Unit#3	2019	3,139	\$ 156,950	750	1	1	1	0	1965	191,500	200,000	-\$1,321	-\$1,832	Conventional	-\$2.44	\$250
The Historic Elkmont	691 Penn Avenue NE, Unit#8	2020	3,700	\$ 185,000	1,000	2	1	1	0	1920	272,500	250,000	-\$1,879	-\$2,452	Conventional	-\$2.45	\$265
Tyrol Court	685 Argonne Avenue NE, Unit#11	2020	3,336	\$ 166,800	845	2	1	1	0	1917	234,500	250,000	-\$1,617	-\$2,090	Conventional	-\$2.47	\$195
Park Place Manor	435 10th Street NE, Unit#19	2019	2,019	\$ 201,900	932	2	1	1	0	1921	305,500	300,000	-\$2,107	-\$2,522	Conventional	-\$2.71	\$247
Glendale Heights	880 Glendale Terrace NE, Unit#7	2021	755	\$ 37,750	750	2	1	1	0	1965	250,000	250,000	-\$1,724	-\$2,037	Conventional	-\$2.72	\$250
Tyrol Court	685 Argonne Avenue NE, Unit#12	2020	1,030	\$ 51,500	730	2	1	1	0	1917	240,000	250,000	-\$1,655	-\$1,991	Conventional	-\$2.73	\$250
Midtown on 8th	323 8th Street NE, Unit#1	2019	1,025	\$ 102,500	620	1	1	1	0	1961	205,000	200,000	-\$1,414	-\$1,715	Conventional	-\$2.77	\$216
Midtown on 8th	323 8th Street NE, Unit#5	2020	877	\$ 43,850	640	1	1	1	0	1961	215,000	200,000	-\$1,483	-\$1,772	Other	-\$2.77	\$216
Melrose Park	314 3rd Street NE, Unit#4	2019	2,094	\$ 209,400	435	1	1	1	0	1965	125,000	150,000	-\$862	-\$1,206	Conventional	-\$2.77	\$170
Stanford Court	343 8th Street NE, Unit#T3	2019	2,367	\$ 236,700	608	1	1	1	0	1955	185,000	200,000	-\$1,276	-\$1,690	FHA	-\$2.78	\$217
Melrose Park	320 3RD Street NE, Unit#6	2020	2,146	\$ 214,600	435	1	1	1	0	1965	127,000	150,000	-\$876	-\$1,224	Cash	-\$2.81	\$169
Midtown On 8th	323 8th Street NE, Unit#7	2020	3,087	\$ 154,350	680	1	1	1	0	1961	210,000	200,000	-\$1,448	-\$1,921	Conventional	-\$2.83	\$216
The Gaither	301 10th Street NE, Unit#9	2020	1,865	\$ 93,250	804	2	1	1	0	1930	269,900	250,000	-\$1,861	-\$2,286	Conventional	-\$2.84	\$269
Tyrol Court	685 ARGONNE Avenue NE, Unit#4	2020	3,064	\$ 153,200	730	2	1	1	0	1955	264,000	250,000	-\$1,820	-\$2,076	Conventional	-\$2.84	

4. Residential Units sold in last 2 years ending 6-15-22
Midtown Garden District

Snapshot of 181 properties that were sold in the Midtown Garden District (official subdivision plat) for Missing Middle Community in the heart of Atlanta, Highly livable for all income levels.



7 blocks by 7 blocks

If 1 block = 1.6 acres

49 blocks in 78.5 acres plus roads

Price Range

Low	High	Frequency
\$ -	\$ 117,000	1X
\$ 117,001	\$ 300,308	79XXXXXXXXXXXXXXXXXXXXXXXXXXXXX
\$ 300,309	\$ 483,615	38XXXXXXXXXXXXXXXXXXXXXXXXXXXXX
\$ 483,616	\$ 666,923	11XXXXXXXXXXXXX
\$ 666,924	\$ 850,231	15XXXXXXXXXXXXX
\$ 850,232	\$ 1,033,538	6XXXXXX
\$ 1,033,539	\$ 1,216,846	8XXXXXXX
\$ 1,216,847	\$ 1,400,154	11XXXXXXXXXXXXX
\$ 1,400,155	\$ 1,583,462	4XXXX
\$ 1,583,463	\$ 1,766,769	4XXXX
\$ 1,766,770	\$ 1,950,077	2XX
\$ 1,950,078	\$ 2,133,385	0
\$ 2,133,386	\$ 2,316,692	1X
More		1X
		181

1%
44%

Analysis of Home Sales in the
Midtown Garden District by
Price and Square Footage

Size of Home in SqFt

Low	High	Frequency
\$ -	415	1X
\$ 416	861	63XXXXXXXXXXXXXXXXXXXXXXXXXXXXX
\$ 862	1,307	51XXXXXXXXXXXXXXXXXXXXXXXXXXXXX
\$ 1,308	1,753	18XXXXXXXXXXXXX
\$ 1,754	2,199	4XXXX
\$ 2,200	2,645	8XXXXXXX
\$ 2,646	3,091	8XXXXXXX
\$ 3,092	3,538	8XXXXXXX
\$ 3,539	3,984	6XXXXXX
\$ 3,985	4,430	6XXXXXX
\$ 4,431	4,876	2XX
\$ 4,877	5,322	1X
\$ 5,323	5,768	2XX
More	More	3XXX

1%
35%
28%
10%
2%
4%
4%
4%
3%
3%
1%
1%
1%
2%



Sample Block 1
Many choices and types
on the same block



Sample Block 2
Many choices and types
on the same block

Market Analysis Summary | Residential Attached

Listings as of 10/13/2022 at 12:24 pm, Page 2 of 3

#	FMLS #	Address	 #Bd	 #FB	 #HB	Style	 SqFt	 \$/SqFt	 Orig Price	 List Price	 CC	 Sold Date	 Sold Price	 SP/OLP%	 TDOM
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Listings: Closed															
1	7098521	314 3rd Street #Unit 2	1	1	0	Mid-Rise (up to 5 stories)	435	\$390.80	\$165,000	\$164,500	\$10,200	09-30-2022	\$170,000	103.03	29
2	7112424	343 Eighth St Ne T 2	1	1	0	Mid-Rise (up to 5 stories), Traditional	608	\$287.83	\$175,000	\$175,000	\$0	10-04-2022	\$175,000	100.00	5
3	7094773	955 Juniper Street #2231	1	1	0	Mid-Rise (up to 5 stories)	814	\$350.12	\$299,000	\$299,000	\$0	09-28-2022	\$285,000	95.32	34
4	7084873	960 Taft Avenue #8	2	1	0	Colonial, Mid-Rise (up to 5 stories),	900	\$376.11	\$350,000	\$339,900	\$4,500	10-03-2022	\$338,500	96.71	30
5	7114788	955 Juniper Street #2214	2	2	0	Contemporary/Modern	1,196	\$317.73	\$384,900	\$384,900	\$0	10-11-2022	\$380,000	98.73	4
6	7086786	775 Juniper Street #119	1	1	0	Contemporary/Modern, High Rise (6+)	925	\$508.00	\$464,900	\$464,900	\$0	09-14-2022	\$469,900	101.08	285
7	7070620	205 3rd Street #6	2	1	1	Traditional	1,474	\$325.64	\$489,000	\$480,000	\$8,650	09-26-2022	\$480,000	98.16	45
Min			1	1	0		435	\$287.83	\$165,000	\$164,500	\$0		\$170,000	95.32	4
Max			2	2	1		1,474	\$508.00	\$489,000	\$480,000	\$10,200		\$480,000	103.03	285
Avg			1	1	0		907	\$365.18	\$332,543	\$329,743	\$3,336		\$328,343	99.00	62
Med			1	1	0		900	\$350.12	\$350,000	\$339,900	\$0		\$338,500	98.73	30

7	Total Listings	Avg	1	1	0		907	\$365.18	\$332,543	\$329,743	\$3,336		\$328,343	99.00	62
		Med	1	1	0		900	\$350.12	\$350,000	\$339,900	\$0		\$338,500	98.73	30

		Min	Max	Avg	Med
Quick Statistics	List Price	\$164,500	\$480,000	\$329,743	\$339,900
	Sale Price	\$170,000	\$480,000	\$328,343	\$338,500
	Sale / List	95.3%	103.3%	99.7%	100.0%

Sales in the Last 30 days in the Midtown Garden District



314 3rd St Unit 2
435 sq ft
\$170,000 sold 9/30/2022





960 Taft Ave NE #8, Atlanta, Ga
Sold for \$338,500 on 10-3-2022
900 SqFt

Prepared by James Allen Rodi, KW Commercial (404) 909-5545, Candidate for HD41

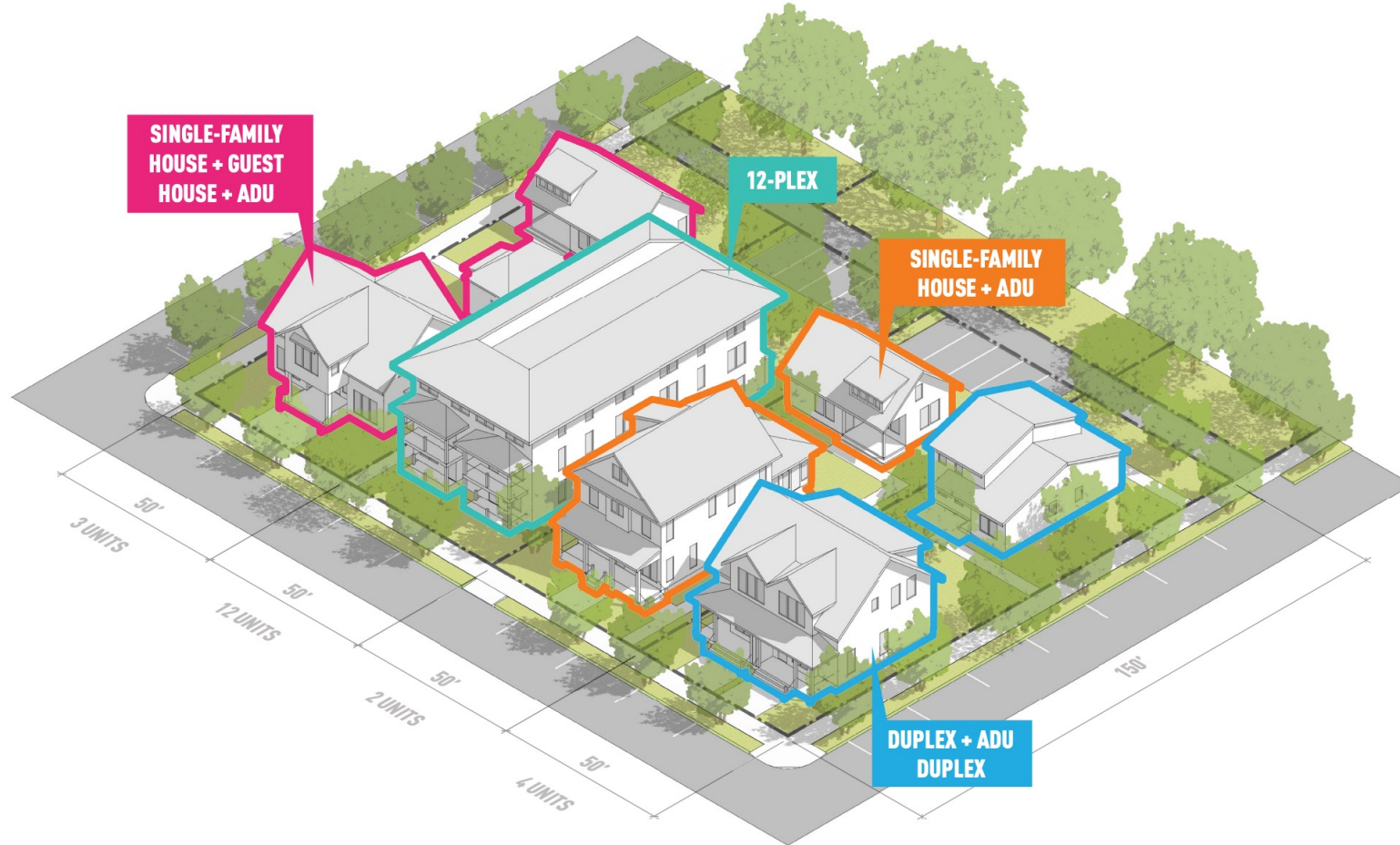
WHAT DOES HOUSING CHOICE LOOK LIKE?

KRONBERG
URBANISTS
ARCHITECTS

Kronberg Urbanist + Architects
887 Wylie St, Atlanta, Ga 30316
404-653-0553

Best In Class Educator
on Housing Choice

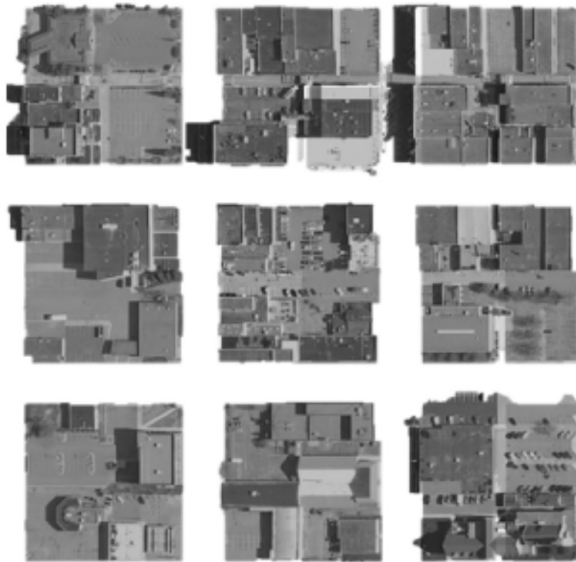
<https://www.kronbergua.com/presentations-1>



LOW DENSITY GENERATES LESS TAX VALUE

Nine downtown blocks

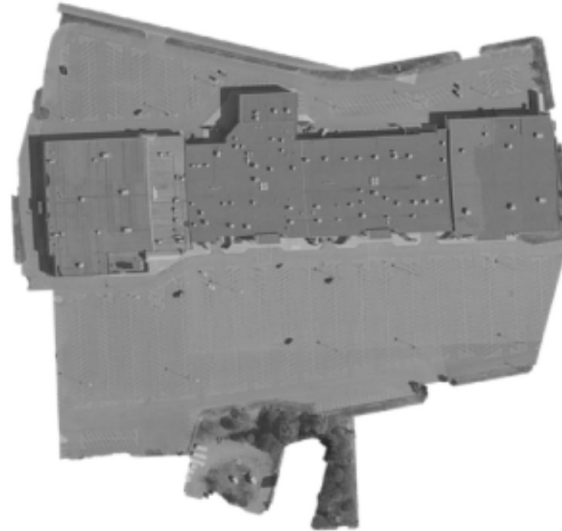
- 16 taxable acres
- Net value per acre: **\$1,310,830**



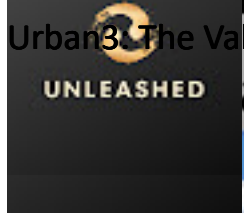
\$20,973,280 for 16 acres

Shopping mall

- 23 taxable acres
- Net value per acre: **\$281,128**





\$6,465,944 for 23 acres



Urban3: The Value of Downtown

Breakdown of ROI/Acre by Building Type

URBAN3
Study Year: 2019

	LOW DENSITY	MEDIUM DENSITY	HIGH DENSITY
RESIDENTIAL	 -\$2,010	 \$1,613	 \$39,369
MIXED-USE	 \$21,663	 \$40,630	 \$142,762
COMMERCIAL	 \$1,354	 \$26,754	 \$155,229

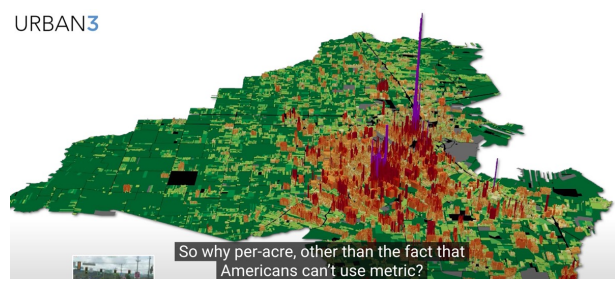
Developed perspective of evaluating cities and counties Using ROI by Acre

Popularized Taxable Value Per Acre as a means for Evaluating economic vitality

Best YouTube Videos

- Suburbia is Subsidized: Here's the Math [ST07]
- Urban3: Ten Years in Review
- Urban3: The Value of Downtown
- Suburban Tax Crisis in Edmonds / GeoAccounting
- The Crisis of Suburban Growth Planning

Urban3 – Joe Minicozzi
Address: 2 Vanderbilt Pl, Asheville, NC 28801
Phone: (828) 255-7951
<https://www.urbanthree.com/about/staff/joe-minicozzi-aicp/>



CHANGING DEMOGRAPHICS: HOUSEHOLD SIZE



**AVERAGE SF OF NEW
SINGLE-FAMILY HOME**

1950

983

2017

2,571

**NUMBER OF PEOPLE
PER HOUSEHOLD**

3.8

2.5

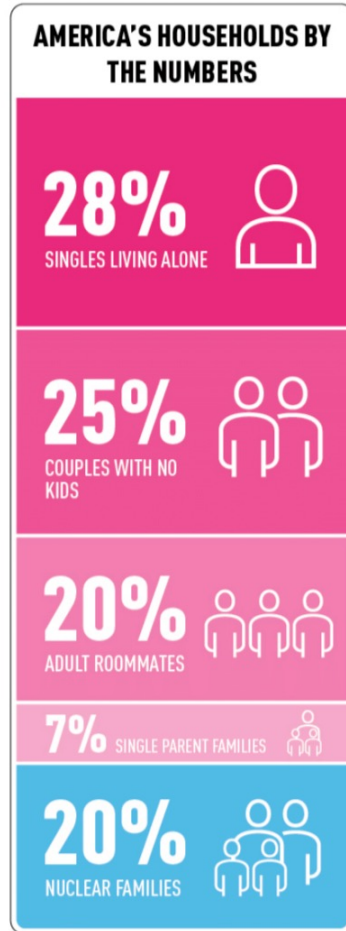
**SF OF LIVING SPACE
PER PERSON**

292

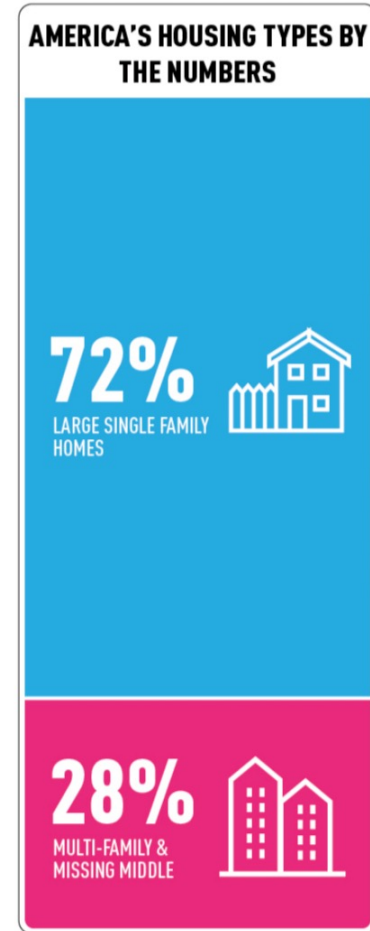
1,012

SUPPLY vs DEMAND: HOUSING TYPE

KRONBERG
URBANISTS
ARCHITECTS



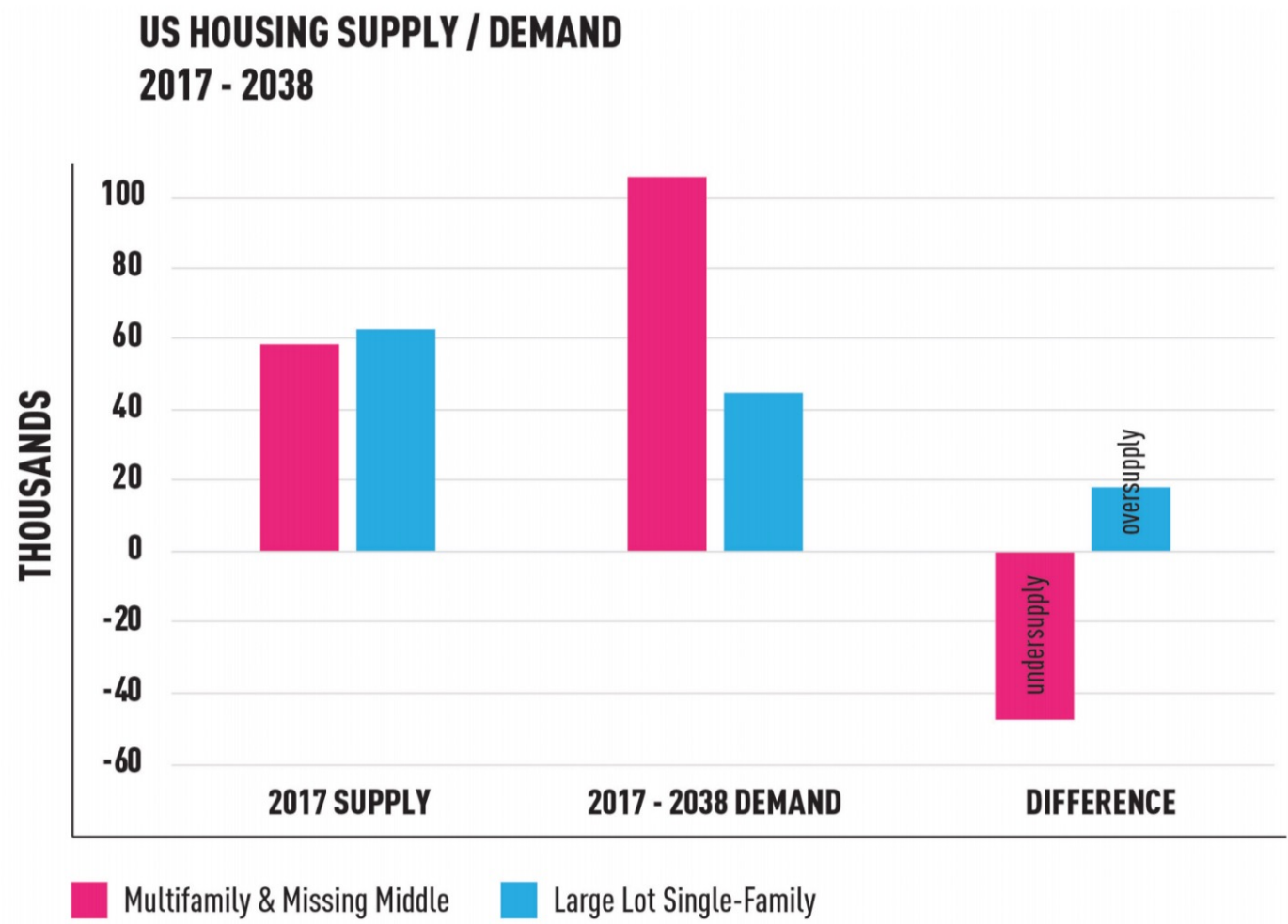
80%
OF AMERICAN
HOUSEHOLDS
ARE NOT
TRADITIONAL
NUCLEAR
FAMILIES



BUT
72%
OF AMERICAN
HOUSING UNITS
CATER TO
TRADITIONAL
NUCLEAR
FAMILIES

DATA SOURCE:
AARP Publication: Making Room <https://www.aarp.org/livable-communities/housing/info-2018/making-room-housing-for-a-changing-america.html>

SUPPLY vs DEMAND: HOUSING TYPE



Data Source:
Arthur C. Nelson, *The Great Senior Short-Sale of Why Policy Inertia Will Short Change Millions of America's Seniors*

The coming crisis of our current supply problem is in housing choice
Multifamily & Missing Middle is the Opportunity

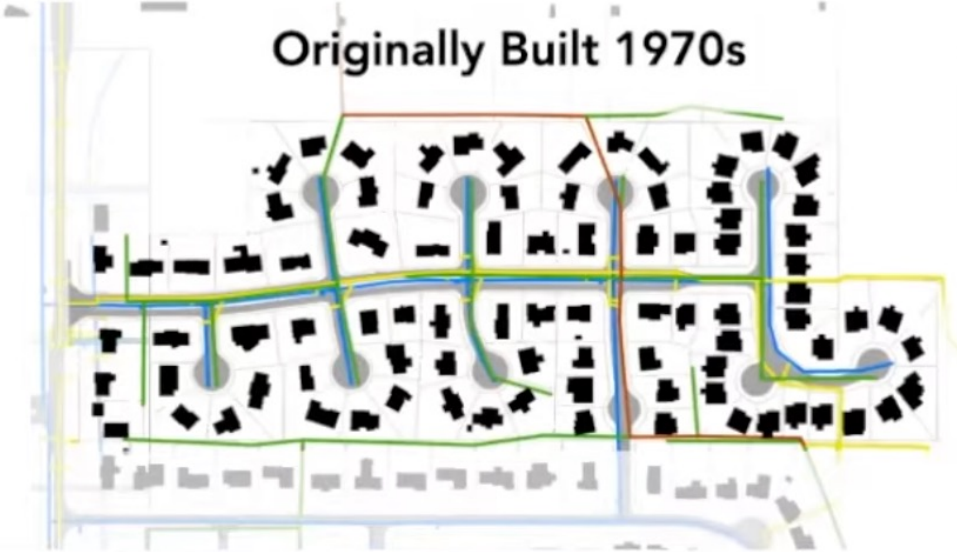
Neighborhood Costs

South Bend, IN

Originally Built 1920s-1940s



Originally Built 1970s



	1920-1940s	1970s	Difference
Lots	88	88	0
Road Cost	\$38,465	\$75,161	2x
Water Pipes	\$12,154	\$11,675	-0.96x
Storm & Sewer Pipes	\$28,382	\$35,176	1.2x
Annual Total Costs	\$78,981	\$122,012	1.5x
10% Property Taxes	\$21,965	\$21,079	-0.96x
Deficit	-\$57,016	-\$100,933	1.8x

